

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00108/FUL

APPLICANT: Mr Alan Burke

WARD AFFECTED: St Gabriels

DEVELOPMENT: SINGLE STOREY SIDE/REAR EXTENSION AND ADDITIONAL ENTRANCE
DOOR TO FRONT ELEVATION

LOCATION OF SITE: 7 Sandiway, Huyton, Knowsley, L36 0UN

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

**SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED
JUNE 2006)**

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

ISSUES AND ASSESSMENT:

PROPOSAL

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PS/DC/OP04/05	003	23/9/02
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The application is for the erection of single storey side/rear extension and additional entrance door to front elevation.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the proposal is acceptable. The extension would have a pitched roof like the existing main dwelling and would be proportionate to the main dwelling. Therefore, the extension complies with the Householder Development SPD. There would be two front doors at the property, however it is considered that this is necessary to provide disabled access to the property and will not be significantly harmful to the street scene. Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 5, there would be no harm as the side extension would be on the opposite side of the dwelling and away from the boundary with 5. The rear extension would also only project by around 2.5 metres, which is in accordance with Para 7.4 of the Householder SPD.

In relation to 9, the extension would not cause unacceptable harm to amenity as there are no ground floor side windows on 9 that are main habitable room windows. There would be no significant impact from the rear element of the extension as this would only extend 2.5 metres. Therefore, there would not be a detrimental impact on the residential amenity of 9's occupants.

The extension complies with the Householder Development SPD. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

HIGHWAYS

NPPF para 111 states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In relation to parking, the extension will not result in a significant increase in demand for parking or lead to loss of spaces. Therefore, there would not be significant harm to highway safety. Overall, the application is consistent with NPPF par 111.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties or highway safety. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

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- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/02/2022	2010705-01	A	Existing Layout and Location Plan
18/02/2022	2010705-02	-	Proposed Layout and Site Plan

Informatives

N/A

Andrew Hunt
12 April 2022

Alan Kilroe
13 April 2022

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